



Edmonton Alberta

\$389,000

Attention investors and renovators – this is the opportunity you've been waiting for! Situated on a quiet street in one of Edmonton's most desirable mature neighbourhoods, this charming 1.5 storey home features 3 bedrooms plus a den, some newer windows, a large south-facing fenced backyard, and a newer oversized detached garage (22x24). The 42x130 lot (520 m²) offers strong redevelopment potential and solid holding value while you plan your build. An unbeatable location just steps from Whyte Avenue, new LRT station, Bonnie Doon Shopping Centre, University of Alberta Campus Saint-Jean, and Mill Creek Ravine. Whether you want to renovate, rent or redevelop, this property offers prime opportunity and flexibility to make it work for your investment strategy! (id:6769)

Living room 5.14 m X 3.54 m

Kitchen 3.01 m X 3.11 m

Den 3.04 m X 2.95 m

Bedroom 3 3.16 m X 3.52 m

Primary Bedroom 3.23 m X 3.65 m

Bedroom 2 3.02 m X 3.66 m

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.davesells.ca/>



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